



# Arlington Historic District Commissions Application for Certificate

(Read attached instructions  
before completing form)

For Commission Use Only:

Date Rec: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Certificate #: \_\_\_\_\_

Monitor: \_\_\_\_\_

## Certificate Requested:

- ☐ **Appropriateness** – for work described herein  
☐ Minor project   ☐ Major Project   ☐ Demolition
- ☐ **Non-Applicability** – for the following reason(s):  
☐ Not subject to public view  
☐ Maintenance, repair, or replacement using same design and materials  
☐ Proposed change specifically excluded from review under Bylaw  
☐ Other: \_\_\_\_\_
- ☐ **Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

## General Information:

Property Address 17 Jason Street District Jason/Gray  
 Owner(s) Carol Harrington and Paul Hatem Email phatem18@gmail.com  
 Owner's Phone (h) (781) 507-4381 (w) \_\_\_\_\_ (fax) \_\_\_\_\_  
 Owner's Address same as above  
 Applicant (if not Owner) \_\_\_\_\_  
 Applicant's Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_ (fax) \_\_\_\_\_  
 Applicant's Address \_\_\_\_\_  
 Applicant's Relationship to Owner \_\_\_\_\_

Contractor Great Sky Solar Phone (617) 949-1113  
 Architect Paul Hatem, AIA Phone (781) 507-4381

**Dates of Anticipated Work:** Start 2/15/2024 Completion 3/15/2024

**Description of Proposed Work:** (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

The proposal is to add solar panels. Please see attached page for more detailed description.

## Required Documentation Acknowledgement: (see attached instructions)

- ☒ I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

**I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.**

**Owners Signature(s):** 48d80727-121d-4327-a05d-c91f4723e1a6 Digitally signed by 48d80727-121d-4327-a05d-c91f4723e1a6  
 Date: 2023.12.28 14:17:36 -05'00' **Date:** 12/28/2023

## Application Information and Instructions

**REVIEW DESIGN GUIDELINES AND CONTACT THE COMMISSION BEFORE YOU BEGIN ANY EXTERIOR WORK WITHIN AN HISTORIC DISTRICT:** Property owners in an Historic District are required to obtain a certificate from the Commission prior to starting any exterior work on buildings or structures. Applicants are encouraged to review the Commissions' Design Guidelines (available at the Commission website) prior to filing an application. Once an application is received, a formal public hearing will be scheduled to consider the application, public notice will be published, and abutters and interested parties will be notified. Please note that, by Town Bylaw, the building department cannot issue a building permit for exterior work or demolition without the necessary certificate from this Commission. Anyone contemplating exterior work should contact the Commission's Executive Secretary. Property owners are encouraged to present preliminary plans to individual Commissioners or at informal Commission hearings to better understand Commission requirements.

### Types of Certificates:

***Certificate of Appropriateness*** – Required for exterior alterations and new construction that are subject to public view unless specifically exempted by the Bylaw.

**Minor Projects:** doors, windows, skylights, lighting fixtures, walls, fences, HVAC and electrical equipment, gutters, and other small additions or modifications.

**Major Projects:** new structures, additions, projections, solar panels, and significant modifications to exterior elevations or roofs.

**Demolition Projects:** removal of any existing structure or portion thereof in a Historic District.

***Certificate of Non-Applicability*** – Issued for matters that are specifically excluded from AHDC review.

***Certificate of Hardship*** – Issued when the denial of a Certificate would constitute a hardship, financial or otherwise, on the property owner and if the proposed work does not conflict substantially with the intent and purposes of the Bylaw. Approval of a Certificate of Hardship requires detailed documentation of specific hardship to an individual property owner.

**Required Documentation:** At a minimum, an application for a Certificate of Appropriateness or Hardship requires the documentation specifically listed on the attached "Supporting Documentation Checklist". A Certificate of Non-Applicability requires documentation of existing conditions and proposed changes. The Commission requires one set of the documentation (preferably electronic) by the deadlines described below and seven printed sets at the hearing (3 printed sets for minor projects). A copy of the signed checklist, with the appropriate boxes checked off, must be submitted with the documentation. An application will be deemed incomplete until the required documentation has been received and reviewed by the Commission. In an emergency, required documentation can be presented at the formal hearing, however, this may delay action on the application. Based on the complexity or unique nature of a particular project, the Commission may, as allowed by law, require additional information. Failure to provide sufficient documentation could delay approval or be cause for a negative determination.

**Application Deadlines:** The Commission typically meets on the fourth Thursday of each month (third Thursday in November and December) at the Whittemore-Robbins House, 670R Massachusetts Avenue (behind the Robbins Library). To allow for the publishing of legally required notices prior to individual hearings, Applications must be received approximately four weeks prior to the Commission hearing date. Specific deadlines for each hearing can be obtained from the Commission's Executive Secretary. All required documentation must be provided to the Commission for its review by the following deadlines:

**Minor Projects: 7 calendar days prior to scheduled hearing**

**Major Projects or Demolition: 14 calendar days prior to scheduled hearing**

In most cases, failure to meet these deadlines will delay scheduling of a formal hearing until the following month.

Upon approval of an application at a formal hearing, a certificate will be issued approximately one week from the date of the hearing and a copy will be sent to the Building Inspector to allow issuance of a permit.

**Contact Information:** Additional information is available at: [arlingtonhistoricdistrict.com](http://arlingtonhistoricdistrict.com). Inquiries, applications, and supporting documentation should be directed to Carol Greeley, Executive Secretary, [ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us), (781) 316-3265. Any additional questions can be addressed to the Commissions' Chair Stephen Makowka at [ahdcchair@town.arlington.ma.us](mailto:ahdcchair@town.arlington.ma.us). CONFIRM RECEIPT FOR ALL COMMUNICATIONS TO THE AHDC.

# ARLINGTON HISTORIC DISTRICT APPLICATION

## Supporting Documentation Checklist

Property Address \_\_\_\_\_ District \_\_\_\_\_  
 Applicant's Name \_\_\_\_\_ Email \_\_\_\_\_  
 Applicant's Phone (Day) \_\_\_\_\_ (Mobile) \_\_\_\_\_

☐ **For Minor Projects or Certificate of Non-Applicability**

☐ **Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

☐ **Manufacturer's literature and specifications sheets describing the proposed feature(s)**

☐ **Description of how the proposed work is either compatible with the District or Non-Applicable**

☐ **For Major Projects**

☐ **Photographs (8x10)**

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

☐ **Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)**

○ *Plans*

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

○ *Elevations of building facades- identify:*

Foundation; Siding ; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

○ *Wall sections (especially showing projecting features such as bays, balconies, porches, additions)*

○ *Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)*

○ *Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)*

○ *For projections, additions and new construction also include:*

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan- existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

☐ **Manufacturers' literature and specification sheets describing the proposed components**

☐ **Suggested Supporting Submittals: Model; Physical Samples**

☐ **Description of how the proposed work is compatible with the District.**

☐ **For Demolition**

☐ **Statement of current state of existing structure and reason for demolition**

☐ **Statement of the historic significance of the structure**

☐ **Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

☐ **Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s): 48d80727-121d-4327-a05d-c91f4723e1a6 Digitally signed by 48d80727-121d-4327-a05d-c91f4723e1a6  
Date: 2023.12.28 14:19:21 -05'00'

Date: 12/28/2023

Carol Harrington and  
Paul Hatem  
17 Jason Street  
Arlington, MA 02476

12/28/2023

Attachment to Application for Certificate to  
Arlington Historic Districts Commission  
Regarding Proposed Solar Panels at the above address

The proposal is to add solar panels.

As suggested by the AHDC Design Guidelines, the first proposed location is six panels on the roof of the garage, that being a Historic Accessory Structure.

If that is acceptable we propose to also add three panels to the flat roof above the main entry to the house. The panels would lie flat on the flat roof and would therefore have very little chance of being visible.

Finally, if both of those locations are acceptable, we propose five panels on the main roof of the house above the entry. The panels would occupy a small percentage of the roof area and would be visible from only a few viewing angles. We seek the advice of the Commission as to whether this impact would be minor enough to be acceptable.

We recognize that solar panels are not historically accurate but also that the Commission has been accepting of tastefully located solar panels in other historic structures in Arlington.



# Submission to Arlington Historic Districs Commission

## Proposed Solar Panels at 17 Jason Street, Arlington, MA

Description:

The proposal is to add solar panels.

The first proposed location is six panels on the roof of the garage, that being a Historic Accessory Structure.

We also propose to add three panels to the flat roof above the main entry to the house. The panels would lie flat on the flat roof and would therefore have very little chance of being visible.

Finally, we propose five panels on the main roof of the house above the entry. We recognie that solar panels on the primary facade is the least desirable option. For that reason the panels would occupy a small percentage of the roof area and would be visible from only a few viewing angles. We seek the advice of the Commission as to whether this impact would be minor enough to be acceptable.



3  
Views from Jason Court



2



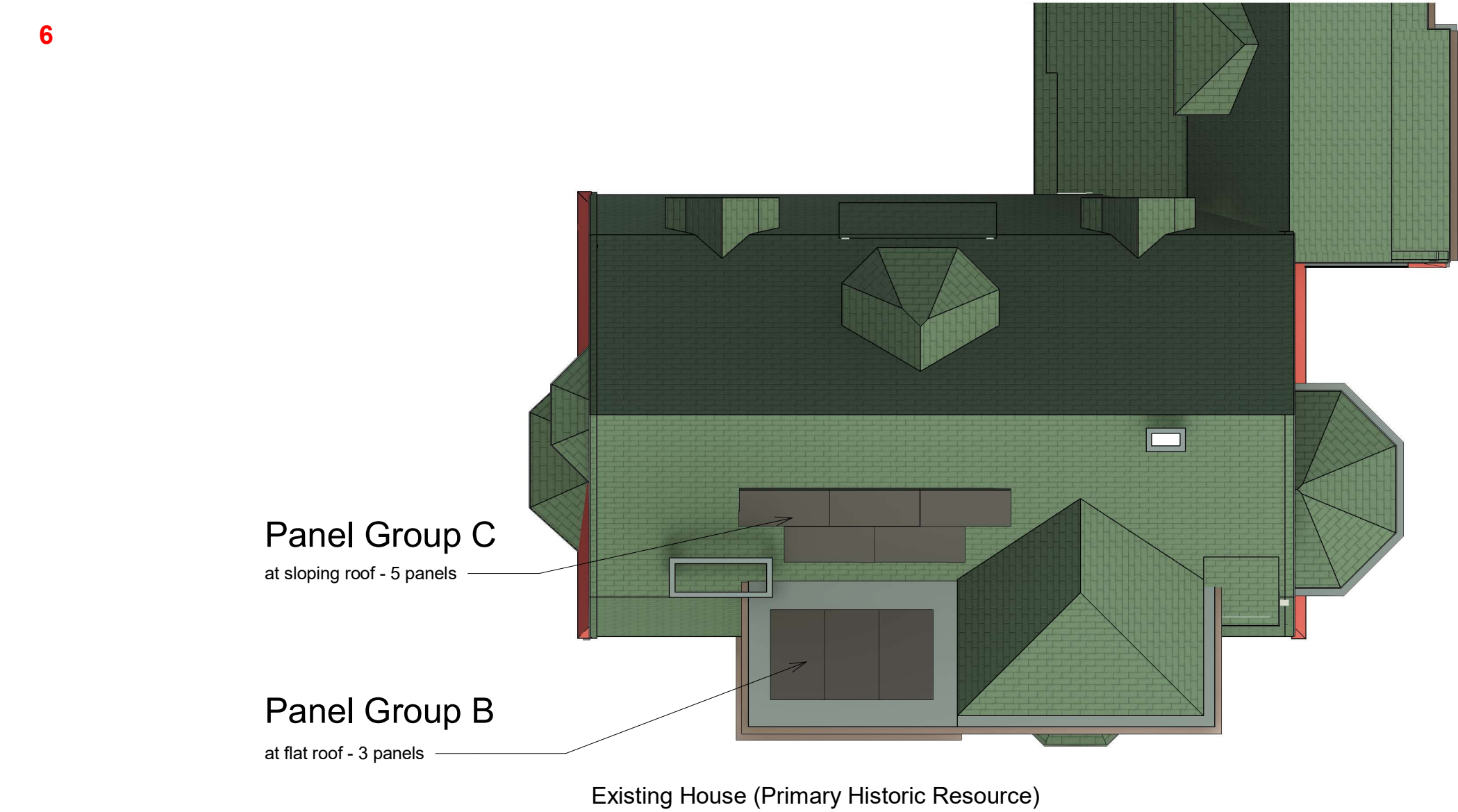
1  
View from Jason Street

### Existing Conditions

<p>Paul J Hatem, AIA Architect 17 Jason Street Arlington, MA 02476 phatem18@gmail.com (781) 507-4381</p>	<p>Our House - Solar Design 17 Jason Street Arlington, MA 02476</p>	<p>Proposed Solar Design</p>	<p>Title &amp; Existing Conditions 2-16-2024</p>	<p>A1</p>
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2/16/2024 8:35:01 PM





Panel Group C  
at sloping roof - 5 panels

Panel Group B  
at flat roof - 3 panels

Existing House (Primary Historic Resource)

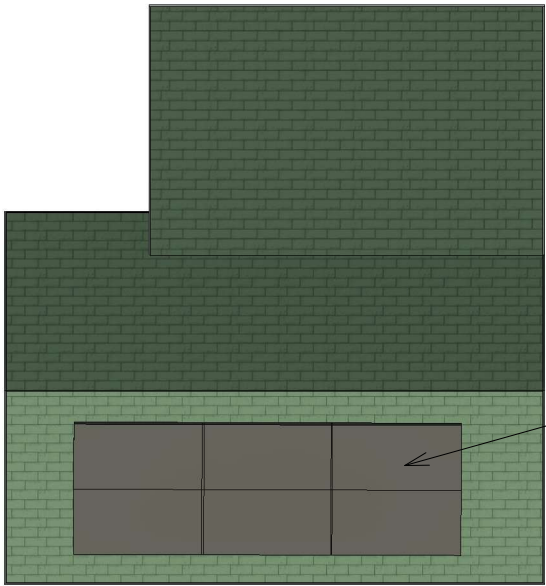
Roof Plan

Garage front: 6 x 17.5 SF = 105 SF

Flat roof: 3 x 17.5 SF = 52.5 SF

House front: 5 x 17.5 SF = 87.5 SF

Total = 14 panels x 17.5 SF = 245 SF



Panel Group A  
at garage - 6 panels

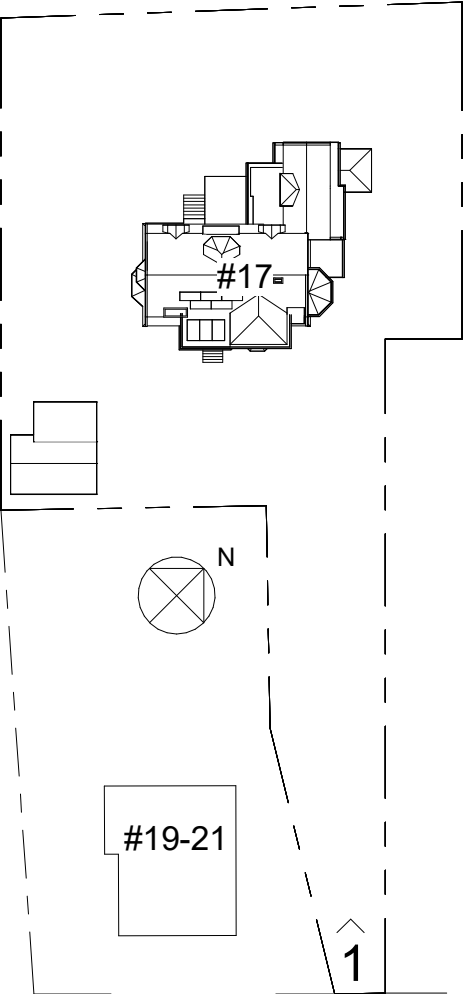
Existing Garage (Historic Accessory Structure)

Numbers refer to photos  
of existing conditions

3

2

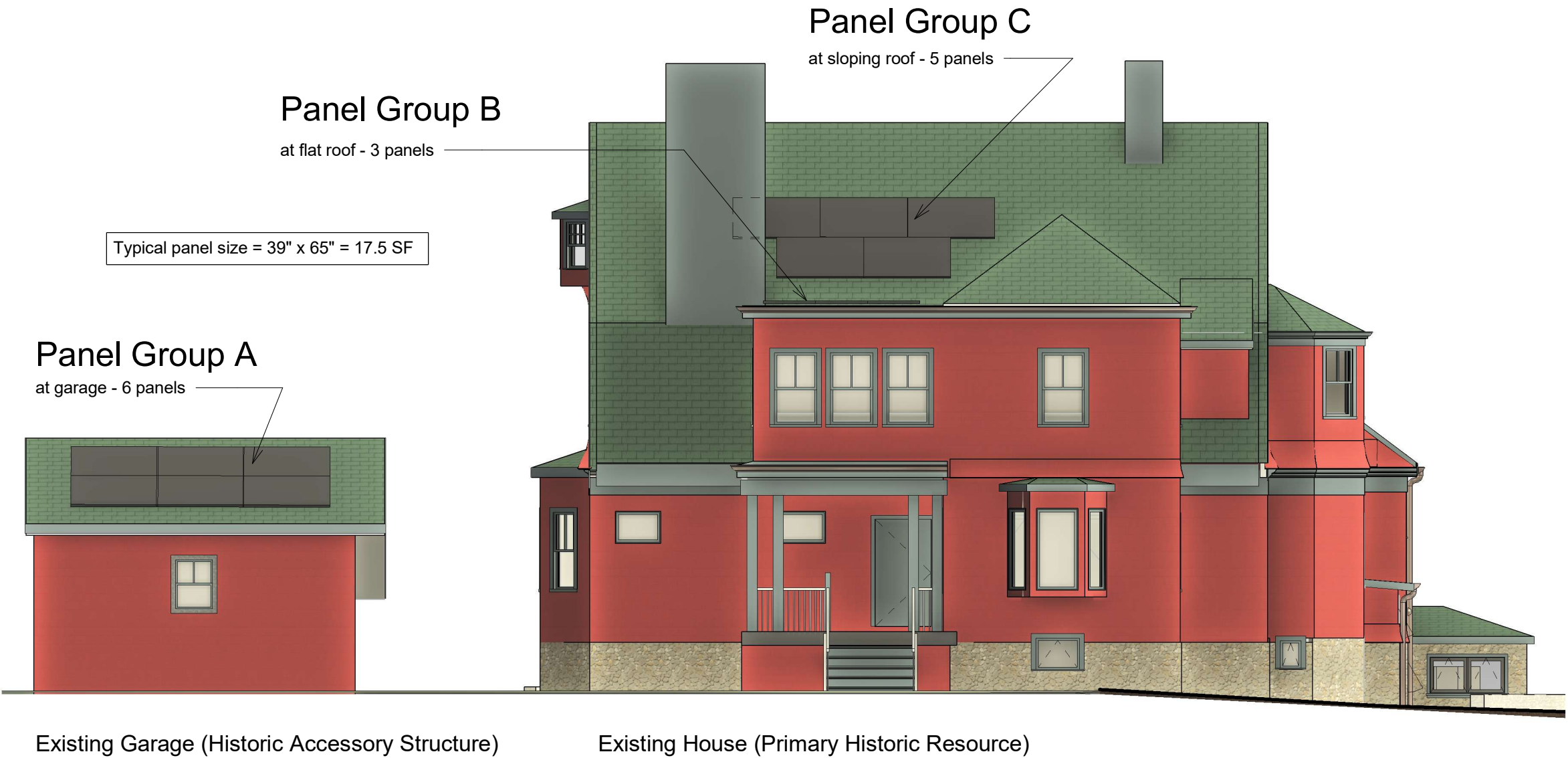
1



Jason Street

Site Plan

Submission to Arlington Historic Districts Commission

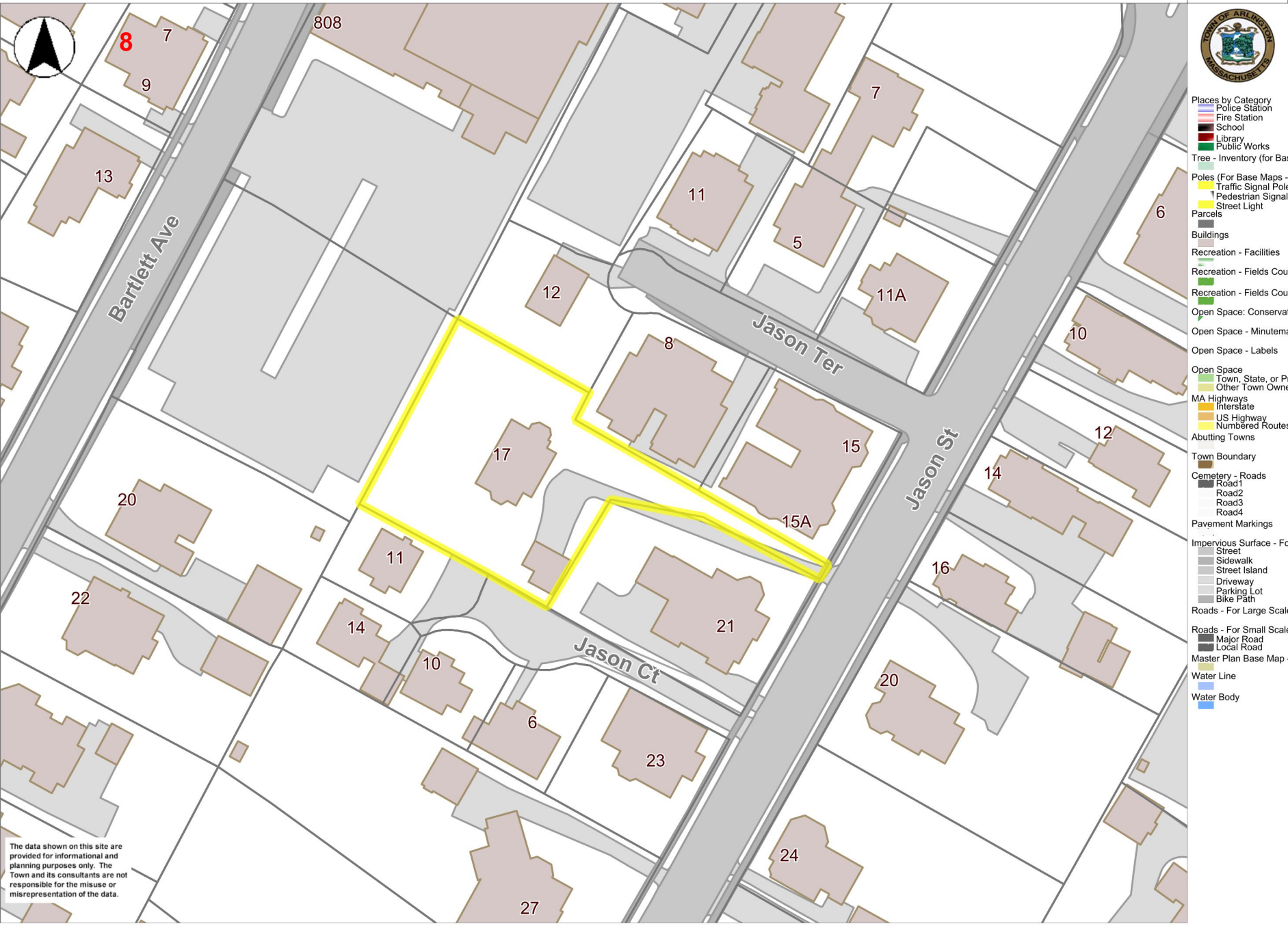


Front (Primary) Elevation

Submission to Arlington Historic Districts Commission

<p><b>Paul J Hatem, AIA Architect</b> 17 Jason Street Arlington, MA 02476 phatem18@gmail.com (781) 507-4381</p>	<p><b>Our House - Solar Design</b> 17 Jason Street Arlington, MA 02476</p>	<p>Proposed Solar Design</p>	<p>Front Elevation 1/8" = 1'-0" 2-16-2024</p>	<p><b>A3</b></p>
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The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

- Town of Arlington, MA**
- Places by Category**
  - Police Station
  - Fire Station
  - School
  - Library
  - Public Works
  - Tree - Inventory (for Base Map)
- Poles (For Base Maps - Highways)**
  - Traffic Signal Pole
  - Pedestrian Signal Pole
  - Street Light
- Parcels**
  - Buildings
  - Recreation - Facilities
  - Recreation - Fields Courts
  - Recreation - Fields Courts
  - Open Space: Conservation
  - Open Space - Minuteman Trail
  - Open Space - Labels
  - Open Space
    - Town, State, or Private
    - Other Town Owned
- MA Highways**
  - Interstate
  - US Highway
  - Numbered Routes
- Abutting Towns**
- Town Boundary**
- Cemetery - Roads**
  - Road1
  - Road2
  - Road3
  - Road4
- Pavement Markings**
  - Impervious Surface - For Base Map
  - Street
  - Sidewalk
  - Street Island
  - Driveway
  - Parking Lot
  - Bike Path
- Roads - For Large Scale (for Base Map)**
- Roads - For Small Scale (for Base Map)**
  - Major Road
  - Local Road
- Master Plan Base Map - M**
- Water Line**
- Water Body**